BOOK 10965 PG 70

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF May 19 98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL ALEXANDER HAWKINS (NAME)	PACIFIC AMERICAN MORTGAGE (NAME)	MAP 95-10
528 BISMARK DRIVE (ADDRESS)	210 25TH AVENUE NORTH STE. 500 (ADDRESS)	PARCEL 36.00
NASHVILLE, TENNESSEE 37214 (CITY) (STATE) (ZIP)	NASHVILLE, TENNESSEE 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, D. LAYTON BRADEN AND WIFE, ANN S. BRADEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL ALEXANDER HAWKINS AND WIFE, PRISCILLA B. HAWKINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Elm Hill Acres, Section 4, as of record in Book 2331, page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 being a corner lot fronts 144.5 feet on the northerly side of Snook Drive and 171.07 feet on the easterly side of Bismark Drive and 36.11 feet on the curving corner at said intersection and runs back between converging side lines 117 feet on the northerly side line and 135 feet on the easterly side line to a point at the rear.

Being the same property conveyed to D. Layton Braden and wife, Ann S. Braden by deed of record in Book 5887, page 801, Register's Office for Davidson County, Tennessee.

98 JUN -5 PM 1:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE 0446946

unimproved ( )
This is improved (X) property, known as 528 BISMARK DRIVE, NASHVILLE, TENNESSEE 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of May 19 98

D. LAYTON BRADEN

Ann S Braden

ANN S. BRADEN

BOOK 10965 PG 71

STATE OF TENNESSEE
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. LAYTON BRADEN AND WIFE, ANN S. BRADEN

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 27th day of May, 1998.

Commission expires January 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

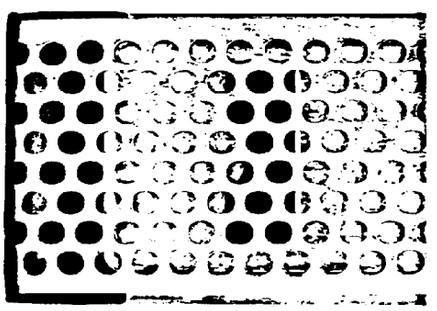
6909 06/05 01:01 3CHECK 304.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10965 PG 72

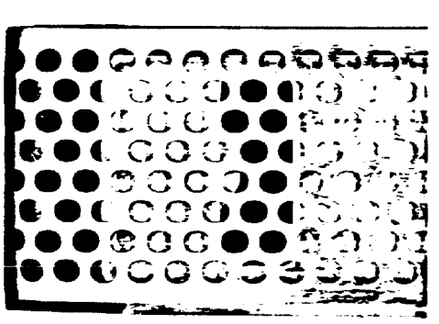
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

06/05/98 01 13:19 0001 6909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446946
IDENTIF. & REFERENCE

98 JUN -5 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302808